

**IMPORTANT NOTICE TO APPLICANT:**

Make check for the total Processing Fee Payable to: MIAMI-DADE COUNTY

**FOR OFFICIAL USE ONLY:**

Agenda Date: 10-3-14

Tentative No.: T- 23540-1-NEW

Received Date: 9-23-14

**FEEs:**

D.R.E.R. \_\_\_\_\_ \$1,872.00  
 Plus \$10.90 per site in excess of 6 sites \_\_\_\_\_ \$0.00  
 D.R.E.R. environmental \_\_\_\_\_ \$210.00  
 PRINT \$2,082.00

Concurrency Review Fee (\*6.00% of Sub-Total) --

\$124.92 \*Not applicable within Municipalities

AMOUNT FOR TENTATIVE OUTSIDE MUNICIPALITIES=>

\$2,206.92

<--AMOUNT FOR TENTATIVE WITHIN UNINCORPORATED MIAMI-DADE COUNTY

# **APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT**

Municipality: DORAL Sec.: 27 Twp.: 53 S. Rge.: 40 E. / Sec.: \_\_\_\_\_ Twp.: \_\_\_\_\_ S. Rge.: \_\_\_\_\_ E.

1. Name of Proposed Subdivision: CITY PLACE DORAL

2. Owner's Name: CITY NATIONAL BANK OF FLORIDA AS TRUSTEE / under Land Trust #2401-3185-00  
 Phone: 305-460-9900

Address: 25 W. FLAGLER ST City: MIAMI State: FL Zip Code: 33130

Owner's Email Address: Al Zichella <azichella@RELATEDGROUP.COM>

3. Surveyor's Name: PULICE LAND SURVEYORS, INC.

Phone: 954-572-1777

Address: 5381 NOB HILL RD. City: SUNRISE State: FL Zip Code: 33351

Surveyor's Email Address: JANE@PULICELANDSURVEYORS.COM

4. Folio No(s): SEE ATTACHED / \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

5. Legal Description of Parent Tract: SEE ATTACHED

6. Street boundaries: NW 36TH ST. AND NW 82ND AVE.

7. Present Zoning: Downtown mixed use Zoning Hearing No.: \_\_\_\_\_

8. Proposed use of Property:

Single Family Res. ( 2 Units), Duplex ( \_\_\_\_\_ Units), Apartments ( 358 Units), Industrial/Warehouse ( \_\_\_\_\_ Square Ft.),  
 Business ( 50149 Sq. Ft.), Office ( 10759 Sq. Ft.), Restaurant ( 98228 Sq. Ft. & No. Seats 200), Other ( 21459 Sq. Ft. & No. of Units \_\_\_\_\_)

NOTE: Attach list of all plat restrictions zoning conditions or any other declarations, restrictions, covenants that might affect this Tentative Plat.

I HEREBY CERTIFY that I am the owner of the parcel(s) described in Item 5 and that the information contained in this application is true and correct to the best of my knowledge and belief. If applicable, attached is a list of all the restrictions/restrictive covenants and declarations in favor of Miami-Dade County. Attached is a copy of the recorded deed showing my acquisition of this land. In addition, I agree to furnish additional items as may be necessary such as abstract or opinion of title to determine accurate ownership information.

Furthermore, I am aware that the use of a public water supply and/or public sewer system may be required for this development. If so required, I recognize that engineering drawings for the extension of these utilities must be approved by the appropriate utility entity and by D.R.E.R. prior to the approval of the final plat.

Pursuant to Florida Statutes 837.06, whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his or her duty shall be guilty of a misdemeanor of the second degree, punishable as provided in FS. 775.082 or FS. 775.083.

STATE OF FLORIDA)

SS:

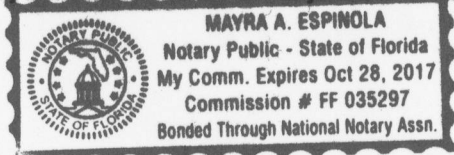
City National Bank of Florida, as Trustee under Land Trust #2401-3185-00

Signature of Owner: Antonio Lopez Picon

(Print name & Title here): Antonio Lopez Picon, Trust Officer

BEFORE ME, personally appeared Antonio Lopez Picon, as Trust Officer this 9th day of May, 2014 A.D. and (he/she) acknowledged to and before me that (he/she) executed the same for the purposes therein. Personally known XX or produce as identification and who did (not) take an oath.

WITNESS my hand and seal in the County and State last aforesaid this 9th day of May, 2014 A.D.



Signature of Notary Public: Mayra A. Espinola

(Print, Type name here: \_\_\_\_\_)

(NOTARY SEAL)

(Commission Expires)

(Commission Number)

Note: The reverse side of this sheet may be used for a statement of additional items you may wish considered.

CITY NATIONAL BANK OF FLORIDA EXECUTES THIS INSTRUMENT SOLELY AS TRUSTEE UNDER LAND TRUST NO. 2401-3185-00 AND NOT PERSONALLY AND NOT INDIVIDUALLY AND NO PERSONAL JUDGEMENT OR DECREE SHALL EVER BE SOUGHT OR OBTAINED AGAINST THE SAID BANK BY REASON OF THIS INSTRUMENT.

**IMPORTANT NOTICE TO APPLICANT:**

Make check for the total Processing Fee Payable to: MIAMI-DADE COUNTY

**FOR OFFICIAL USE ONLY:**

Agenda Date: 9-25-15

Tentative No.: T- 23540-3-EXT-NO

Received Date: 9-14-15

**FEES:**

D.R.E.R.----- \$1,872.00  
Plus \$10.90 per site in excess of 6 sites----- \$0.00  
D.R.E.R. enviromental----- \$210.00  
PRINT \$2,082.00

Concurrency Review Fee (\*6.00% of Sub-Total) -- \$124.92 \*Not applicable within Municipalities  
AMOUNT FOR TENTATIVE OUTSIDE MUNICIPALITIES=> \$2,206.92 <====AMOUNT FOR TENTATIVE WITHIN UNINCORPORATED MIAMI-DADE COUNTY

# **APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT**

Municipality: DORAL Sec.: 27 Twp.: 53 S. Rge.: 40 E. / Sec.: \_\_\_\_ Twp.: \_\_\_\_ S. Rge.: \_\_\_\_ E.

1. Name of Proposed Subdivision: CITY PLACE DORAL

2. Owner's Name: PARK SQUARE MASTER, LLC as successor trustee Phone: 305-460-9900

Address: 315 S. BISCAYNE BLVD. City: MIAMI State: FL Zip Code: 33131

Owner's Email Address: AZICHELLA@RELATEDGROUP.COM

3. Surveyor's Name: PULICE LAND SURVEYORS, INC. Phone: 954-572-1777

Address: 5381 NOB HILL ROAD City: SUNRISE State: FL Zip Code: 33351

Surveyor's Email Address: JANE@PULICELANDSURVEYORS.COM

4. Folio No(s): SEE ATTACHED / \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

5. Legal Description of Parent Tract: SEE ATTACHED

6. Street boundaries: NW 36 STREET AND NW 82 AVENUE

7. Present Zoning: DMU Zoning Hearing No.: \_\_\_\_\_

8. Proposed use of Property:  
Single Family Res.( \_\_\_\_ Units), Duplex( \_\_\_\_ Units), Apartments( 358 Units), Industrial/Warehouse( \_\_\_\_ Square .Ft.),  
Business( 71,608 Sq. Ft. ), Office( 12,919 Sq. Ft.), Restaurant( 98,228 Sq. Ft. & No. Seats 1200 ), Other ( \$66,254 Sq. Ft. & No. of Units \_\_\_\_ )

**NOTE: Attach list of all plat restrictions zoning conditions or any other declarations, restrictions, covenants that might affect this Tentative Plat.**

I HEREBY CERTIFY that I am the owner of the parcel(s) described in Item 5 and that the information contained in this application is true and correct to the best of my knowledge and belief. If applicable, attached is a list of all the restrictions/restrictive covenants and declarations in favor of Miami-Dade Couty. Attached is a copy of the recorded deed showing my acquisition of this land. In addition, I agree to furnish additional items as may be necessary such as abstract or opinion of itle to determine accurate ownership information.

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Pursuant to Florida Statutes 837.06, whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his or her duty shall be guilty of a misdemeanor of the second degree, punishable as provided in FS. 775.082 or FS. 775.083.

STATE OF FLORIDA)

SS:

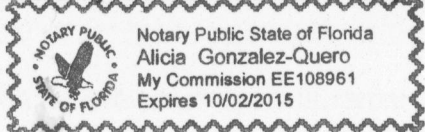
Signature of Owner: \_\_\_\_\_

COUNTY OF MIAMI-DADE)

(Print name & Title here): Steve Patterson, Authorized Signatory

BEFORE ME, personally appeared Steve Patterson this 10 day of Sept, 2015 A.D. and (he/she) acknowledged to and before me that (he/she) executed the same for the purposed therein. Personally known ☒ or produce as identification and who did (not) take an oath.

WITNESS my hand and seal in the County and State last aforesaid this \_\_\_\_ day of \_\_\_\_\_ A.D.



Signature of Notary Public: \_\_\_\_\_

(Print, Type name here: Alicia Quero)

(NOTARY SEAL)

(Commission Expires)

(Commission Number)

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 PRINT \$2,082.00

Number of Sites : ( 1 )

Concurrency Review Fee (\*6.00% of Sub-Total) -- \$124.92 \*Not applicable within Municipalities  
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2. Owner's Name: PARK SQUARE 7, LLC

Phone: 305-460-9900

Address: 315 S. BISCAYNE BLVD. City: MIAMI State: FL Zip Code: 33131

Owner's Email Address: AZICHELLA@RELATEDGROUP.COM

3. Surveyor's Name: PULICE LAND SURVEYORS, INC.

Phone: 954-572-1777

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 Business( 71,608 Sq. Ft. ), Office( 12,919 Sq. Ft.), Restaurant( 98,228 Sq. Ft. & No. Seats) 200, Other ( 66,254 Sq. Ft. & No. of Units \_\_\_\_\_ )

NOTE: Attach list of all plat restrictions zoning conditions or any other declarations, restrictions, covenants that might affect this Tentative Plat.

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Pursuant to Florida Statutes 837.06, whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his or her duty shall be guilty of a misdemeanor of the second degree, punishable as provided in FS. 775.082 or FS. 775.083.

STATE OF FLORIDA)

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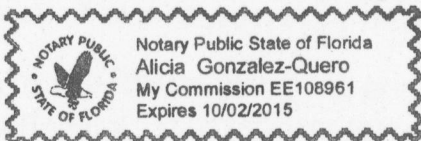
Signature of Owner: \_\_\_\_\_

COUNTY OF MIAMI-DADE)

(Print name & Title here): Steve Patterson, Authorized Signatory

BEFORE ME, personally appeared Steve Patterson this 10 day of Sept, 2015 A.D. and (he/she) acknowledged to and before me that (he/she) executed the same for the purposed therein. Personally known ☒ or produce \_\_\_\_\_ as identification and who did (not) take an oath.

WITNESS my hand and seal in the County and State last aforesaid this \_\_\_\_\_ day of \_\_\_\_\_ A.D.



Signature of Notary Public: \_\_\_\_\_

(Print, Type name here: Alicia Quero)

(NOTARY SEAL)

(Commission Expires)

(Commission Number)

Note: The reverse side of this sheet may be used for a statement of additional items you may wish considered.



BOUNDARY AND TOPOGRAPHIC SURVEY AND TENTATIVE PLAT  
OF  
CITY PLACE DORAL

ALL OF TRACTS B, C, D, E, F, AND H AND A PORTION OF TRACTS A, G, M AND P AND ALL OF LOTS 1 AND 2 AND A PORTION OF LOTS 3, 4  
AND 5, BLOCK 50, OF PARK SQUARE AT DORAL, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 167, PAGE 26, OF  
THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA  
SECTION 27, TOWNSHIP 53 SOUTH, RANGE 40 EAST,  
CITY OF DORAL, MIAMI-DADE COUNTY, FLORIDA

FOR  
PARK SQUARE MASTER, LLC, A DELAWARE LIMITED LIABILITY COMPANY,  
AS SUCCESSOR TRUSTEE UNDER LAND TRUST NO. 2401-3185-00  
AND PARK SQUARE 7, LLC, A DELAWARE LIMITED LIABILITY COMPANY  
315 S BISCAYNE BOULEVARD  
MIAMI, FLORIDA 33131  
PHONE: (305) 533-0000

LEGAL DESCRIPTION:

ALL OF TRACTS B, C, D, E, F, AND H AND A PORTION OF TRACTS A, G, M AND P AND ALL OF LOTS 1 AND 2 AND A PORTION OF LOTS 3, 4 AND 5, BLOCK 50, "PARK SQUARE AT DORAL,"  
ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 167, PAGE 26, OF THE PUBLIC  
RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT D; THENCE SOUTH 0°04'18" WEST ALONG THE EAST LINE OF SAID TRACT D 310.55 FEET TO THE SOUTHEAST CORNER OF SAID TRACT D; THENCE NORTH 89°56'47" WEST ALONG THE SOUTH LINE OF SAID TRACT D 84.99 FEET TO THE NORTHEAST CORNER OF SAID TRACT F; THENCE SOUTH 0°03'13" WEST ALONG THE EAST LINE OF SAID TRACT F 387.02 FEET TO A POINT OF CURVATURE; THENCE SOUTHERLY AND EASTERLY ALONG AN EASTERLY LINE OF SAID TRACT H, BEING THE ARC OF A CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 64°23'37", FOR AN ARC DISTANCE OF 28.10 FEET; THENCE SOUTH 0°03'13" WEST ALONG AN EAST LINE OF SAID TRACT H 110.07 FEET TO A POINT OF CURVATURE; THENCE SOUTHERLY AND SOUTHWESTERLY ALONG AN EASTERLY LINE OF SAID TRACT H, BEING THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 131.50 FEET, A CENTRAL ANGLE OF 61°39'41", FOR AN ARC DISTANCE OF 141.52 FEET; THENCE SOUTH 28°17'06" EAST ALONG AN EASTERLY LINE OF SAID TRACT P 9.38 FEET; THENCE SOUTH 90°00'00" EAST ALONG A NORTH LINE OF SAID TRACT P 120.65 FEET; THENCE SOUTH 0°00'52" WEST ALONG AN EAST LINE OF SAID TRACT P 102.96 FEET; THENCE NORTH 90°00'00" WEST 904.77 FEET; THENCE NORTH 25°23'21" EAST 50.19 FEET; THENCE NORTH 0°00'26" EAST 58.59 FEET; THENCE NORTH 60°52'28" WEST 43.36 FEET TO A POINT ON THE WEST LINE OF SAID TRACT G; THENCE NORTH 01°42'28" WEST ALONG SAID WEST LINE OF TRACT G 379.56 FEET TO THE NORTHWEST CORNER OF SAID TRACT G; THENCE SOUTH 89°56'47" EAST ALONG THE NORTH LINE OF SAID TRACT G AND ITS EASTERLY EXTENSION, ALSO BEING THE SOUTH LINE OF TRACT "A", "DORAL CONCOURSE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 156, PAGE 27, OF SAID PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA FOR 423.58 FEET THE SOUTHEAST CORNER OF SAID TRACT "A"; THENCE NORTH 0°03'23" EAST ALONG THE WEST LINE OF SAID TRACT E, "PARK SQUARE AT DORAL", 242.93 FEET TO THE NORTHWEST CORNER OF SAID TRACT E; THENCE NORTH 89°56'47" WEST ALONG THE SOUTH LINE OF SAID TRACT B 48.01 FEET TO THE SOUTHWEST CORNER OF SAID TRACT B; THENCE NORTH 0°03'13" EAST ALONG THE WEST LINE OF SAID TRACT B 295.16 FEET TO THE NORTHWEST CORNER OF SAID TRACT B; THENCE ALONG THE NORTH LINES OF TRACTS B, C AND D AND THE SOUTH RIGHT-OF-WAY LINE OF NW 36TH STREET, THE FOLLOWING SEVEN (7) COURSES AND DISTANCES: 1) SOUTH 89°55'42" EAST 39.54 FEET TO A POINT ON A CURVE AT WHICH A RADIAL LINE BEARS SOUTH 64°53'28" EAST; 2) NORTHEASTERLY ALONG THE ARC OF A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 27.00 FEET, A CENTRAL ANGLE OF 64°57'44", FOR AN ARC DISTANCE OF 30.61 FEET TO A POINT OF TANGENCY; 3) SOUTH 89°55'42" EAST 36.87 FEET; 4) SOUTH 76°26'11" EAST 51.43 FEET; 5) SOUTH 89°55'42" EAST 110.00 FEET TO THE MOST NORTHERLY NORTHEAST CORNER OF SAID TRACT B; 6) NORTH 0°00'00" EAST 12.00 FEET TO THE NORTHWEST CORNER OF SAID TRACT C; 7) SOUTH 89°55'42" EAST 311.20 FEET TO THE POINT OF BEGINNING.

SAID LAND SITUATE, LYING AND BEING IN THE CITY OF DORAL, MIAMI-DADE COUNTY, FLORIDA AND CONTAINING 717,027 SQUARE FEET (16.4607± ACRES).

TOGETHER WITH NON-EXCLUSIVE EASEMENTS FOR INGRESS/EGRESS OVER THE TRACT A DRIVEWAY AND PRIMARY DRIVEWAY AS MORE PARTICULARLY DESCRIBED IN THAT CERTAIN DECLARATION OF EASEMENTS, FILED DECEMBER 21, 1999, IN OFFICIAL RECORDS BOOK 18915, AT PAGE 1524, AS MODIFIED BY FIRST AMENDMENT TO DECLARATION OF EASEMENTS, FILED OCTOBER 22, 2002, IN OFFICIAL RECORDS BOOK 20739, AT PAGE 3264, TOGETHER WITH WAIVER OF RIGHTS AND OBLIGATIONS UNDER DECLARATION OF EASEMENTS RECORDED IN OFFICIAL RECORDS BOOK 23118, AT PAGE 258; AND AS AFFECTED BY WAIVERS OF RIGHTS AND OBLIGATIONS RECORDED IN OFFICIAL RECORDS BOOK 25221, PAGE 1744, AND OFFICIAL RECORDS BOOK 26235, PAGE 2628.

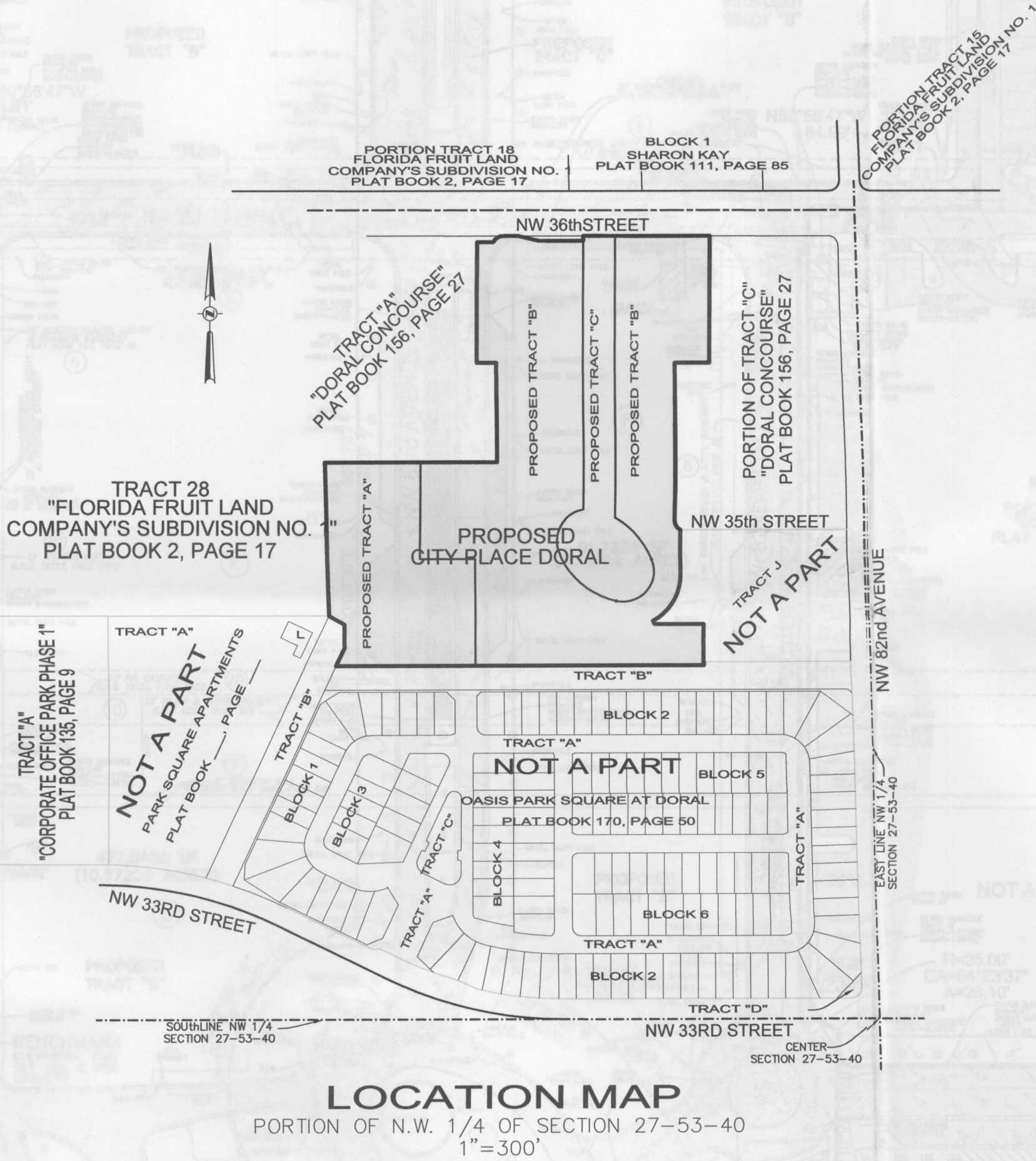
AND TOGETHER WITH NON-EXCLUSIVE EASEMENTS FOR INGRESS/EGRESS AS MORE PARTICULARLY DESCRIBED IN THAT CERTAIN CROSS EASEMENT AGREEMENT BETWEEN PAN AMERICAN-CARDEL GROUP, L.C., A FLORIDA LIMITED LIABILITY COMPANY, AND SHOMA XXXI, INC., A FLORIDA CORPORATION, FILED FEBRUARY 25, 2005, IN OFFICIAL RECORDS BOOK 23118, AT PAGE 243, TOGETHER WITH MODIFICATION RECORDED IN OFFICIAL RECORDS BOOK 25655, PAGE 2403, AND ACKNOWLEDGEMENT AND RATIFICATION IN OFFICIAL RECORDS BOOK 26235, PAGE 2620.

DEVELOPMENT INFORMATION

	LAND USE	SQUARE FEET	SEATS	SHIFTS	HOURS
TRACT "A"	358 RESIDENTIAL UNITS				
TRACT "A"	PARKING GARAGE	239,152			
TRACT "A"	OFFICE SPACE	10,759		1	9am-9pm
TRACT "B"	RETAIL	50,149		2	9am-11pm
TRACT "B"	PARKING GARAGE	627,102			
TRACT "B"	OFFICE SPACE	2,160		1	9am-9pm
TRACT "B"	RESTAURANT	98,228	1200	3	7am-2am
TRACT "B"	GROCERY	21,459		3	7am-11pm
TRACT "C"	INGRESS/EGRESS/EASEMENT				

CONTACT PERSON INFORMATION

PULICE LAND SURVEYORS INC. - JANE STORMS  
TELEPHONE NUMBER: 954-572-1777  
FAX NUMBER: 954-572-1778  
E-MAIL ADDRESS: JANE@PULICELANDSURVEYORS.COM



NOTES:

- ELEVATIONS ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929. MIAMI-DADE COUNTY BENCHMARK 3035N; ELEVATION: 6.99 FEET.
- FLOOD ZONE AH; BASE FLOOD ELEVATION: 7 FEET; PANEL NO. 120014 0287L; MAP DATE: 09/11/09.
- THIS SITE LIES IN SECTION 27, TOWNSHIP 53 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA.
- BEARINGS ARE BASED ON THE SOUTH RIGHT-OF-WAY LINE OF NW 36TH STREET BEING 89°55'42".
- REASONABLE EFFORTS WERE MADE REGARDING THE EXISTENCE AND THE LOCATION OF UNDERGROUND UTILITIES. THIS FIRM, HOWEVER, DOES NOT ACCEPT RESPONSIBILITY FOR THIS INFORMATION. BEFORE EXCAVATION OR CONSTRUCTION CONTACT THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION.
- THIS SURVEY IS CERTIFIED EXCLUSIVELY TO: PARK SQUARE MASTER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS SUCCESSOR TRUSTEE UNDER LAND TRUST NO. 2401-3185-00 AND PARK SQUARE 7, LLC, A DELAWARE LIMITED LIABILITY COMPANY, CHICAGO TITLE INSURANCE COMPANY.
- THE HORIZONTAL POSITIONAL ACCURACY OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.2'. THE VERTICAL ACCURACY OF ELEVATIONS OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.1'.
- DADE COUNTY FLOOD CRITERIA: 6.8 FEET PER PLAT BOOK 120, PAGE 13, SHEET 2 OF 5.
- PARCEL TO BE SERVED BY MIAMI-DADE WATER AND SEWER DEPARTMENT.
- ZONING: DOWNTOWN MIXED USE (DMU).
- AN EXPRESS PURPOSE OF THIS PLAT IS TO CLOSE, VACATE AND ABANDON FROM USE ALL EASEMENTS DEDICATED BY THE UNDERLYING PLAT OF PARK SQUARE AT DORAL, PLAT BOOK 167, PAGE 26, MIAMI-DADE COUNTY RECORDS, LYING WITHIN THIS SITE.
- THE ACCURACY OBTAINED BY FIELD MEASUREMENT METHODS AND OFFICE CALCULATIONS OF CLOSED GEOMETRIC FIGURES MEETS AND EXCEEDS THE MINIMUM TECHNICAL STANDARDS REQUIREMENT FOR COMMERCIAL/HIGH RISK AREA (LINEAR: 1 FOOT IN 10,000 FEET) AS DEFINED IN RULE 5J-17.051, FLORIDA ADMINISTRATIVE CODE.
- THIS MAP OF SURVEY IS INTENDED TO BE DISPLAYED AT A SCALE OF ONE INCH EQUALS SIXTY FEET OR SMALLER.
- THE BOUNDARY SURVEY WAS PREPARED USING THE UNDERLYING PLAT AND THE SITE PLAN AS SOURCES OF DATA.
- THIS SITE CONTAINS FOLIO NUMBERS 35-3027-067-3130 THROUGH 35-3027-067-3170, 35-3027-067-3190 THROUGH 35-3027-067-3260, 35-3027-067-3300.
- NUMBER OF RESERVED TRACTS: 3.
- TRACT "C" IS RESERVED FOR INGRESS AND EGRESS, UTILITY AND DRAINAGE PURPOSES.
- THIS SURVEY WAS PREPARED WITH BENEFIT OF COMMITMENT FOR TITLE INSURANCE, ORDER NO: 4769862 PREPARED BY CHICAGO TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF MARCH 31, 2014 AT 11:00 P.M.

THE FOLLOWING ITEMS ARE EXCEPTIONS LISTED IN SCHEDULE B SECTION II OF SAID COMMITMENT:

- ITEMS 1, 2, 3 & 4 - STANDARD EXCEPTIONS, NOT ADDRESSED.
- ITEM 5 - RESTRICTIONS, COVENANTS, CONDITIONS, DEDICATIONS, EASEMENTS AND OTHER MATTERS IN PLAT BOOK 156, PAGE 27 AFFECT THIS SITE AS DEPICTED HEREON.
- ITEM 6 - RESTRICTIONS, COVENANTS, CONDITIONS, DEDICATIONS, EASEMENTS AND OTHER MATTERS IN PLAT BOOK 167, PAGE 26, AS AFFECTED BY SURVEYOR'S AFFIDAVIT CONFIRMING ERROR ON RECORDED PLAT IN O.R.B. 26197, PAGE 4398 AFFECTS THIS SITE. THE ENCROACHMENT AREA IN ENCROACHMENT AGREEMENT IN O.R.B. 26377, PAGE 3406 DOES NOT AFFECT THIS SITE (AFFECTS THE PLATTED INGRESS/EGRESS EASEMENT).
- ITEM 7 - TELEPHONE EASEMENT IN O.R.B. 8064, PAGE 826 AFFECTS THIS SITE AS DEPICTED HEREON.
- ITEM 8 - EASEMENT AGREEMENT IN O.R.B. 8099, PAGE 311 DOES NOT AFFECT THIS SITE.
- ITEM 9 - TERMS, CONDITIONS, AND PROVISIONS OF AGREEMENT FOR THE DISPOSAL OF SANITARY SEWAGE IN O.R.B. 8743, PAGE 751 AFFECTS BLOCKS 4-29 AND 44-50 AND TRACTS A, B, C, D, E, F, G, H, K, M, N, AND P, BUT IS BLANKET IN NATURE AND CAN NOT BE PLOTTED.
- ITEM 10 - WATER & SEWER EASEMENT IN O.R.B. 10371, PAGE 902 AFFECTS THIS SITE AS DEPICTED HEREON.
- ITEM 11 - TERMS, PROVISIONS, COVENANTS, CONDITIONS, RESTRICTIONS, ASSESSMENTS, EASEMENTS, OPTIONS, LIENS, AND OTHER MATTERS IN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS IN O.R.B. 14054, PAGE 1013, AS AFFECTED BY ASSIGNMENT OF DEVELOPMENT RIGHTS IN O.R.B. 27926, PAGE 379 AFFECT BLOCKS 4-29 AND 44-50 AND TRACTS A, C, E, F, G, H, K, M, N, AND P, BUT ARE BLANKET IN NATURE AND CANNOT BE PLOTTED.
- ITEM 12 - TERMS, CONDITIONS, AND PROVISIONS OF VARIANCE AGREEMENT IN O.R.B. 16692, PAGE 981 AFFECT BLOCKS 4-10, 23-29 AND 44-46 AND TRACTS A, C, E, F, G, H, M, N, AND P, BUT ARE BLANKET IN NATURE AND CANNOT BE PLOTTED.
- ITEM 13 - RESTRICTIONS AGAINST HOTEL USE ONLY AS CONTAINED IN THAT CERTAIN DECLARATION OF RESTRICTIVE COVENANTS IN O.R.B. 17695, PAGE 3250, AS AMENDED IN O.R.B. 17982, PAGE 4789 AFFECTS THE ENTIRE SITE BUT ARE BLANKET IN NATURE AND CANNOT BE PLOTTED.
- ITEM 14 - DEVELOPMENT OF REGIONAL IMPACT ORDER MASTER DEVELOPMENT ORDER RESOLUTION NO. 2-45-87 IN O.R.B. 13354, PAGE 3210, AS REVISED AND AMENDED BY RESOLUTION NO. 2-258-86, PURSUANT TO ORDER IN O.R.B. 14041, PAGE 658, AS MODIFIED BY RESOLUTION NO. 2-15-98, IN O.R.B. 18242, PAGE 371, AND AS AMENDED BY RESOLUTION NO. 2-9-03, ORDINANCE NO. 2006-17, ORDINANCE NO. 2006-30, AS FURTHER AMENDED BY RESOLUTION NO. 207-16, AS SUBSEQUENTLY ASSIGNED BY ASSIGNMENTS OF VESTED DEVELOPMENT RIGHTS IN O.R.B. 17695, PAGE 3263; O.R.B. 17982, PAGE 4798; O.R.B. 18170, PAGE 833; O.R.B. 18296, PAGE 1716, AS AMENDED BY ASSIGNMENT OF VESTED DEVELOPMENT RIGHTS IN O.R.B. 23118, PAGE 273; AND O.R.B. 18915, PAGE 1559 AND AS AMENDED IN O.R.B. 26241, PAGE 4317 AND AS EXTENDED BY NOTICE OF AUTOMATIC EXTENSION IN O.R.B. 26583, PAGE 4456, AND AS FURTHER AMENDED IN O.R.B. 27248, PAGE 4084; AND AFFECTED BY NOTICE IN O.R.B. 27744, PAGE 3349 AFFECTS THE ENTIRE SITE BUT IS BLANKET IN NATURE AND CANNOT BE PLOTTED.
- ITEM 15 - DECLARATION OF DEVELOPMENT GUIDELINES IN O.R.B. 18296, PAGE 1725 AFFECTS TRACTS B, C, D, E AND F BUT IS BLANKET IN NATURE AND CANNOT BE PLOTTED.
- ITEM 16 - TERMS, CONDITIONS, AND PROVISIONS OF AGREEMENT FOR WATER AND SANITARY SEWAGE FACILITIES IN O.R.B. 18746, PAGE 3746 AFFECT BLOCKS 1-4 AND 29-43 AND TRACTS A AND K BUT ARE BLANKET IN NATURE AND CAN NOT BE PLOTTED.
- ITEM 17 - EASEMENTS FOR THE TRACT A DRIVEWAY AND PRIMARY DRIVEWAY ONLY AS CONTAINED IN THAT CERTAIN DECLARATION OF EASEMENTS IN O.R.B. 18915, PAGE 1524, AS MODIFIED BY FIRST AMENDMENT TO DECLARATION OF EASEMENTS, IN O.R.B. 20739, PAGE 3264, TOGETHER WITH WAIVER OF RIGHTS AND OBLIGATIONS UNDER DECLARATION OF EASEMENTS IN O.R.B. 23118, PAGE 258; AND AS AFFECTED BY WAIVERS OF RIGHTS AND OBLIGATIONS IN O.R.B. 25221, PAGE 1744, AND O.R.B. 26235, PAGE 2628 AFFECTS THIS SITE AS DEPICTED HEREON.
- ITEM 18 - GRANT OF EASEMENT IN O.R.B. 19321, PAGE 331 AFFECTS THIS SITE AS DEPICTED HEREON.
- ITEM 19 - EASEMENT IN O.R.B. 19321, PAGE 356 AFFECTS THIS SITE AS DEPICTED HEREON.
- ITEM 20 - FLORIDA POWER & LIGHT COMPANY EASEMENT IN O.R.B. 19327, PAGE 2473 AFFECTS THIS SITE AS DEPICTED HEREON.
- ITEM 21 - ORDINANCE NO. 00-144 IN O.R.B. 19445, PAGE 4476, TOGETHER WITH RESOLUTION NO. R-1126-00 IN O.R.B. 19445, PAGE 4505 AFFECTS TRACTS B, C, D, E AND F BUT IS BLANKET IN NATURE AND CANNOT BE PLOTTED.
- ITEM 22 - GRANT OF EASEMENT IN O.R.B. 20307, PAGE 1545 AFFECTS THIS SITE AS DEPICTED HEREON.
- ITEM 23 - AGREEMENT FOR WATER AND SANITARY SEWAGE FACILITIES IN O.R.B. 21219, PAGE 1444, TOGETHER WITH ADDENDUM NUMBER ONE THERETO, IN O.R.B. 21378, PAGE 712 AFFECTS TRACTS B, C, D, E AND F BUT IS BLANKET IN NATURE AND CANNOT BE PLOTTED.
- ITEM 24 - DECLARATION OF COVENANT IN O.R.B. 22968, PAGE 2057 AFFECTS TRACTS B, C, D, E AND F BUT IS BLANKET IN NATURE AND CANNOT BE PLOTTED.
- ITEM 25 - EASEMENT AGREEMENT IN O.R.B. 21247, PAGE 4313, AS MODIFIED BY MODIFICATION OF EASEMENT IN O.R.B. 23118, PAGE 233 TOGETHER WITH CROSS ACCESS EASEMENT IN O.R.B. 23118, PAGE 243, TOGETHER WITH MODIFICATION IN O.R.B. 26555, PAGE 2403 AND ACKNOWLEDGMENT AND RATIFICATION IN O.R.B. 26235, PAGE 2620 AFFECTS THIS SITE AS DEPICTED HEREON.
- ITEM 26 - WATER AND SANITARY SEWAGE AGREEMENT IN O.R.B. 23821, PAGE 529, AS AMENDED AND PARTIALLY SUPERCEDED BY ADDENDUM NUMBER ONE IN O.R.B. 28463, PAGE 139 AFFECTS THE ENTIRE SITE BUT IS BLANKET IN NATURE AND CANNOT BE PLOTTED.
- ITEM 27 - GRANT OF EASEMENT IN O.R.B. 24191, PAGE 3265 AFFECTS THIS SITE AS DEPICTED HEREON.
- ITEM 28 - ORDINANCE 07-158 IN O.R.B. 26123, PAGE 1785, TOGETHER WITH ASSESSMENT ROLL RESOLUTION R-1191-07 IN O.R.B. 26123, PAGE 1825, AND DECLARATION OF COVENANT IN O.R.B. 26985, PAGE 2013 AFFECTS THE ENTIRE SITE BUT IS BLANKET IN NATURE AND CANNOT BE PLOTTED.
- ITEM 29 - MASTER DEVELOPMENT AGREEMENT IN O.R.B. 26355, PAGE 2642, TOGETHER WITH FIRST AMENDED AND RESTATED AGREEMENT IN O.R.B. 27219, PAGE 11, AND AS FURTHER AFFECTED BY ASSIGNMENT OF DEVELOPER'S RIGHTS IN O.R.B. 28048, PAGE 3308, AND FURTHER AMENDED AND RESTATED BY SECOND AMENDED AND RESTATED MASTER DEVELOPMENT AGREEMENT IN O.R.B. 28938, PAGE 3768, AND AS AFFECTED BY PARTIAL ASSIGNMENT OF DEVELOPER'S RIGHTS IN O.R.B. 28541, PAGE 3421, AND IN O.R.B. 28716, PAGE 2328, AND IN O.R.B. 28953, PAGE 1089, AND IN O.R.B. 28953, PAGE 1098, AND IN O.R.B. 28953, PAGE 1107 AFFECTS THE ENTIRE SITE BUT IS BLANKET IN NATURE AND CANNOT BE PLOTTED.
- ITEM 30 - DECLARATION OF COVENANTS, RESTRICTIONS AND RECIPROCAL EASEMENT IN O.R.B. 26431, PAGE 651, AND ASSIGNMENT AND ASSUMPTION OF DECLARANT'S RIGHTS IN O.R.B. 28763, PAGE 4832 AND TOGETHER WITH CONSENT IN O.R.B. 26763, PAGE 4937, AS AFFECTED BY PARTIAL ASSIGNMENT AND ASSUMPTION IN O.R.B. 27446, PAGE 4481, AND AS AMENDED IN O.R.B. 27446, PAGE 4487, AND AS FURTHER AFFECTED BY ASSIGNMENT OF DECLARANT'S RIGHTS IN O.R.B. 28048, PAGE 3306 AFFECTS TRACTS B, C, D, E AND F, BUT IS BLANKET IN NATURE AND CANNOT BE PLOTTED.
- ITEM 31 - GRANT OF EASEMENT IN O.R.B. 26698, PAGE 1982 DOES NOT AFFECT THIS SITE AS DEPICTED HEREON. (AFFECTS TRACT A)
- ITEM 32 - DECLARATION OF RESTRICTIVE COVENANTS IN O.R.B. 26780, PAGE 1188 AFFECTS BLOCKS 1-50 AND TRACTS A, E, K, H, M, N, AND P, BUT IS BLANKET IN NATURE AND CANNOT BE PLOTTED.
- ITEM 33 - NOTICE IN O.R.B. 26702, PAGE 1171, AS AMENDED IN O.R.B. 28772, PAGE 3435 AFFECTS BLOCKS 1-50 AND TRACTS A, E, K, H, M, N, AND P, BUT IS BLANKET IN NATURE AND CANNOT BE PLOTTED.
- ITEM 34 - TRAFFIC SIGNAL EASEMENT IN O.R.B. 27196, PAGE 2198 AFFECTS THIS SITE AS DEPICTED HEREON.
- ITEM 35 - AGREEMENT FOR WATER AND SANITARY SEWAGE FACILITIES IN O.R.B. 28506, PAGE 2732 AFFECTS THIS SITE BUT IS BLANKET IN NATURE AND CANNOT BE PLOTTED.
- ITEM 36 - EASEMENT AND OPERATING AGREEMENT IN O.R.B. 28827, PAGE 1528 DOES NOT AFFECT THIS SITE AS DEPICTED HEREON.

CERTIFICATION:

I HEREBY CERTIFY: THAT THERE ARE NO EXISTING UTILITIES, IMPROVEMENTS OR STRUCTURES ON THE LANDS HEREIN DESCRIBED, OTHER THAN SHOWN, AND THAT THIS BOUNDARY AND TOPOGRAPHIC SURVEY AS SHOWN WAS MADE UNDER MY DIRECTION IN ACCORDANCE WITH THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES ("DOACS") NUMBER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

COPIES OF THIS SKETCH ARE INVALID UNLESS EMBOSSED WITH THE SEAL OF THE UNDERSIGNED.


JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691  
BETH BURNS, PROFESSIONAL SURVEYOR AND MAPPER LS6136  
STATE OF FLORIDA

SHEET 1 OF 2		
8	CHANGED OWNERS NAMES	B.B.
9	REVISIONS PER COUNTY COMMENTS-10/05/14	AC
10	REVISIONS PER COUNTY COMMENTS-10/05/14	AC
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98	REVISIONS PER COUNTY COMMENTS-10/05/14	AC
99	REVISIONS PER COUNTY COMMENTS-10/05/14	AC
100	REVISIONS PER COUNTY COMMENTS-10/05/14	AC

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 AND 2

**PROPOSED  
CITY PLACE DORAL**  
NW 82ND AVENUE AND NW 36TH STREET  
DORAL, MIAMI-DADE COUNTY, FLORIDA

BOUNDARY AND TOPOGRAPHIC SURVEY AND TENTATIVE PLAT



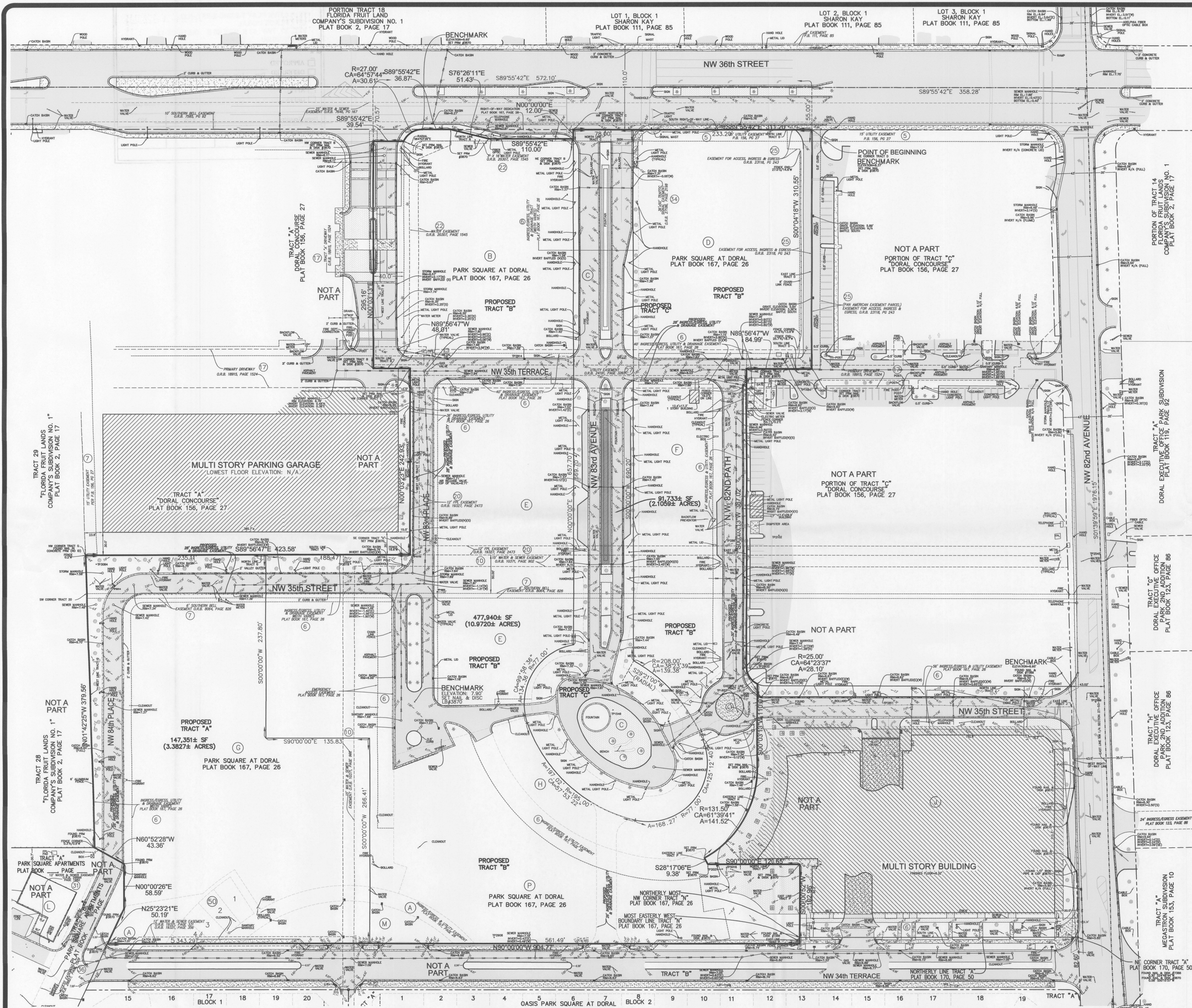
**PULICE LAND SURVEYORS, INC.**  
5381 NOB HILL ROAD  
SUNRISE, FLORIDA 33351  
TELEPHONE: (954) 572-1777  
FAX: (954) 572-1778  
E-MAIL: surveys@pulicelandsurveyors.com  
CERTIFICATE OF AUTHORIZATION LB#3870

**DRAWN BY: L.S.**  
**CHECKED BY: J.F.P.**

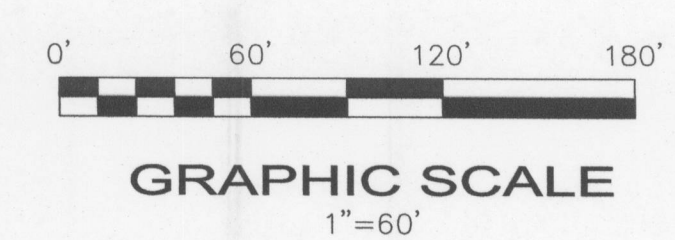
**SCALE: 1" = 60'**  
**SURVEY DATE: 10/24/14**

**FILE: PARK SQUARE PROPERTY HOLDINGS, LLC**  
**ORDER NO.: 58076**





- LEGEND**
- CONCRETE
  - ASPHALT PAVEMENT
  - ELEVATION
  - OVERHEAD WIRES
  - UNDERGROUND WATER LINE
  - UNDERGROUND STORM SEWER LINE
  - UNDERGROUND SANITARY SEWER LINE
  - CENTERLINE
  - O.R.B. OFFICIAL RECORDS BOOK
  - TP TRAVERSE POINT (FOR FIELD INFORMATION ONLY)
  - R RADIUS
  - CA CENTRAL ANGLE
  - A ARC LENGTH
  - PRM PERMANENT REFERENCE MONUMENT
  - OAK TREE
  - PALE TREE
  - MAHOGANY TREE
  - UNIDENTIFIED TREE



SHEET 2 OF 2

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 AND 2

**PROPOSED CITY PLACE DORAL**  
NW 82ND AVENUE AND NW 35TH STREET  
DORAL, MIAMI-DADE COUNTY, FLORIDA

**BOUNDARY AND TOPOGRAPHIC SURVEY AND TENTATIVE PLAT**

**PULICE LAND SURVEYORS, INC.**  
5381 NOB HILL ROAD  
SUNRISE, FLORIDA 33351  
TELEPHONE: (954) 572-1777  
FAX: (954) 572-1778  
E-MAIL: surveys@pulicelandsurveyors.com  
CERTIFICATE OF AUTHORIZATION LB3870

**PLS**

DRAWN BY: L.S.  
CHECKED BY: J.F.P.

SCALE: 1" = 60'  
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